

**MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION
OPEN MEETING MINUTES
JUNE 27, 2023**

This meeting was held via internet and telephone conference call.

Trustees Participating:

William Allen, Chair
Cricket Goodall, Vice Chair
Joanna Kille, representing Treasurer Dereck E. Davis
Deborah Herr-Cornwell, representing Secretary Rebecca Flora, Maryland
Department of Planning
Ben Seigel, representing Comptroller Brooke E. Lierman
Michael Calkins representing Secretary Kevin Atticks, Maryland Department of Agriculture
Joseph Wood
Gary Dell
Elizabeth Hill
J. Bruce Yerkes

Trustees Absent:

Catherine Cosgrove
Gilbert "Buddy" Bowling

Others Participating:

Chana Turner, MALPF Administrator
Rama Dilip, MALPF Administrator
Kim Hoxter, MALPF Monitoring, Enforcement and Database Coordinator
Amanda Massoni, MALPF Fiscal Specialist
Patrick Martyn, Assistant Attorney General, Department of General Services
Renee Dyson, Assistant Attorney General, Department of General Services
Cara Frye, Assistant Attorney General, Department of General Services
Michael Steadman, Jr., Assistant Attorney General, Maryland Department of Agriculture
Megan Benjamin, Baltimore County Program Administrator
Beth Beales, Caroline County
Cassie Dyson, Dorchester Program Administrator
J.P. Smith, Jr., Carroll County Program Administrator
Billy Gorski, Anne Arundel County Staff
Charles Rice, Charles County Program Administrator
Jen Wilson, Harford County Program Administrator
Kathleen Seay, Charles County Staff
Carla Gerber, Kent County Program Administrator
Bill Amoss, Harford County Program Administrator
David Button, Harford County Landowner
Jeff Campbell, Bay State surveyor for Mr. Button
Will Lefort, Department of General Services Appraiser
Julie Enger, Department of General Services Appraiser
C. Jane Cox, Anne Arundel County Staff
Cathy Drew, Worcester County Landowner
Donna Landis-Smith, Queen Anne's County Program Administrator

Mr. Allen, Chair, called the meeting to order at 9:04 a.m. via internet and telephone conference call. Ms. Turner stated the names of the participants on the conference call, for the record, and asked anyone that was not named to identify themselves.

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B. HARFORD COUNTY

1. 12-13-02 Button, David ~ 139.9 acres

Request – Harford County:

Request to relocate an approved child's lot of up to 2 acres for stepson, Bryan Bradford.

Recommendation:

Staff recommends approval of the revised configuration of lot 9 (Bryan's child lot), including the establishment of a Common Drive Easement over the driveway.

Ms. Dilip introduced the item. Mr. Amoss and Mr. Button were available to answer questions from the Board.

Motion #4: To approve the revised configuration of lot 9, including the establishment of a Common Drive Easement over the driveway, as presented.

Motion: Kille Second: Dell
Status: Approved

2. 12-20-02 Kern, Joyce ~154.039 acres

Request – Harford County:

Request to relocate a pre-existing dwelling.

Recommendation:

Staff recommends approval. Approval is conditioned upon the completion of a Relocation Agreement that will document the new location.

Ms. Dilip introduced the item. Mr. Amoss was available to answer questions from the Board.

Motion #5: To approve the relocation of a pre-existing dwelling as presented.

Motion: Goodall Second: Hill
Status: Approved

V. **NEW AGRICULTURAL PRESERVATION EASEMENT PETITIONS:**

A. CHARLES COUNTY

1. 08-24-09 Jenkins, Jr. Thomas G. ~10.687 acres

Request – Charles County:

Staff requests Board approval for two county designated tenant houses with the condition that the landowner agrees to amend the 08-21-08 easement to add the ~10.687 acres to the 2021 easement after settlement. Approval of this request would be an exception to the pre-existing valuation/tenant house designation policy.

Recommendation:

Staff recommends approval. Approval is conditioned upon amendment of the 08-21-08 easement to add the ~10.687 acres to the 2021 easement after settlement.

Ms. Turner introduced the item. Mr. Rice was available for any questions from the Board.

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Motion #6: To approve two county designated tenant houses, incorporating staff recommendations, as presented.

Motion: Hill Second: Wood
Status: Approved

B. WORCHESTER COUNTY

- 1. 23-24-02 Drew, Mark S., and Mildred Kathy Drew ~ 28.48 acres
23-24-03 Drew, Mark S. and M. Kathy Drew ~29.62 acres

Request – Worcester County:

Request a Board member volunteer for a site visit to determine application eligibility based on an exception to COMAR 15.15.01.03.D.2 and D.5 and Maryland Statute 2-509(d)(1) and (d)(5) and (d)(6) and 2-510 (f)(1)(i) and (f)(2)(ii) (1-3) for size criteria and extraordinary agricultural capability.

Recommendation:

Staff recommends approval. Ms. Hill volunteered for the site visit. Mr. Yerkes, Ms. Kille and Ms. Goodall expressed interest in attending the site visit if their schedules would allow once a date for the site visit was set.

Ms. Turner introduced the item.

Motion #7: For a site visit to the property to determine eligibility.

Motion: Kille Second: Hill
Status: Approved

VI. PROGRAM POLICY

N/A

VII. INFORMATION AND DISCUSSION

N/A

VIII. CLOSED SESSION

Mr. Allen asked for a motion for adjournment of the meeting to move into a closed session, pursuant to the applicable provisions of General Provisions Article Section 3-305 (b) (3) to consider the acquisition of real property for a public purpose and matters directly related to the acquisition; and (7) to consult with counsel to obtain legal advice.

Motion #8: To adjourn the regular session at 9:42 a.m. to move into a closed session to consult with counsel to obtain legal advice.

Motion: Yerkes Second: Kille
Status: Approved

The Closed Meeting of the Board was held from 9:49 a.m. to 10:06 a.m. on June 27, 2023, via internet and telephone conference call, pursuant to the provisions of the General Provisions Article Section 3-305 (b): Annotated Code of Maryland:

General Provisions Article Section 3-305(b):

(3) to consider the acquisition of real property for a public purpose and matters directly related to the acquisition; and

(7) to consult with counsel to obtain legal advice.

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During the Closed Meeting, the following Board members were present: William Allen, Chair, Cricket Goodall, Vice Chair, Joanna Kille, representing Treasurer Dereck E. Davis, Deborah Herr-Cornwell, representing Secretary Rebecca Flora, Maryland Department of Planning, Michael Calkins, representing Secretary Kevin Atticks, Maryland Department of Agriculture, Gary Dell, Joe Wood, Ben Seigel, representing Comptroller Brooke E. Lierman, J. Bruce Yerkes, and Elizabeth Hill.

The following Board members were absent: Gilbert "Buddy" Bowling and Catherine Cosgrove.

The following MALPF staff and legal representatives were also present during the closed session meeting: Chana Turner, Rama Dilip, Kim Hoxter, Amanda Massoni, Michael Steadman, Jr., Assistant Attorney General, Maryland Department of Agriculture, Patrick Martyn, Assistant Attorney General, Maryland Department of General Services, Cara Frye, Assistant Attorney General and Renee Dyson, Assistant Attorney General, Maryland Department of General Services.

TOPICS DISCUSSED:

- A. Approval of May 23, 2023, Closed Session Minutes
- B. Status Report of Pending Legal Issues
- C. Baltimore County- extension of new Option Contract, under same terms as original contract, with new owners of farm

Respectfully Submitted:

A handwritten signature in blue ink that reads "Chana Turner". The signature is written in a cursive style.

Chana Turner, Lead MALPF Administrator